

Mobile County Commission Notice of Comment Period and Public Hearing

The purpose of this notice is to solicit citizens' comments and to give notice of a public hearing regarding the proposed amendment to the Mobile Urban County Consortium FY2010-FY2014 Consolidated Plan. A Public Hearing will be held prior to final adoption by the Mobile County Commission at the regular County Commission meeting to be held at 10:00 a.m. on April 9, 2012, in the auditorium, located on the ground floor of the Mobile Government Plaza, at 205 Government Street in Mobile, Alabama.

In accordance with the U.S. Department of Housing and Urban Development notice CPD-12-003, the proposed amendment clarifies and specifies the Recapture Provision requirement under the HOME Program adopted by the Consortium. The Consortium uses the provisions of 24 CFR 92.254 (a)(5)(ii)(2) and (4). Recapture net of proceeds; Owner investment returned first. In the event of a voluntary or involuntary transfer of the purchased home during the applicable period of affordability, the County will recapture all or a portion of the direct subsidy provided to the homebuyer. Direct subsidy consists of a deferred loan or loans for down payment assistance and closing costs and/or assistance provided to reduce the purchase price from the appraised value to one of affordability. The loan(s) will be forgiven pro rata as set out in the loan documents over the period of affordability as long as the home remains the principal residence of the home buyer and no other events of default, as are also set out in the loan documents, occur. If there are no net proceeds from the voluntary or involuntary transfer, repayment is not required and HOME requirements are considered to be satisfied. The term net proceeds is defined as sales price less payment of any superior loan and special liens due there under; expenses of sale; and reimbursement of the home buyer for the cost of any capital improvements to the property and the value of their equity in the purchased home.

In addition, the consortium will expand HOME funding activities to include funding developers for acquisition and rehab homes. Finally, in addition, special needs housing criteria includes elderly, disabled and veteran housing.

A complete and detailed copy of the proposed amendment will remain on file at the offices of the Mobile County Commission and will be available for public examination and copying upon request at the Mobile County Government Plaza, 205 Government Street, Mobile, Alabama between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday, excluding holidays. The proposed amendment is also available on the County web page, mobilecountyal.gov under Grants Department. Public comment will be accepted beginning March 10 2012 until 10 a.m. April 9, 2012, excluding holidays. Written comments are to be sent to Mr. John Pafenbach, County Administrator, Mobile County Commission, 205 Government Street, Mobile, AL 36644. The public hearing will be accessible to all. If you have a disability which may require special materials or assistance, please notify Cathy Burden at (251) 574-8099 at least 48 working hours prior to the hearing.

Spanish translation and/or clarification will be provided upon request, please call Cathy Burden at (251) 574-8099. La traducción y/o la clarificación española serán dados si hay solicitud, Llame por favor Cathy Burden (251) 574-8099.

Connie Hudson, President
Mobile County Commission

Instructions to the newspaper:
Please publish as a Display ad on March 10, 2012